

of land situate, lying and being on the west side of South Seton Avenue (formerly known as Frederick Street) in the Town of Emmitsburg, Frederick County, Maryland, fronting on said South Seton Avenue, adjoining land of George F. Rosensteel and wife on the north side and land of Maurice G. Keilholtz and wife on the south side, being all of lot numbered 70 and the southern half of lot numbered 71 as designated on the Plat of the said Town of Emmitsburg.

BEING all and the same real estate described and conveyed in a deed from Edward Leonarczyk to Anthony Cerko and Wilhelmina B. Cerko, his wife, dated May 10, 1977, and recorded in Liber 1018, folio 91, one of the Land Records of Frederick County, Maryland.

PARCEL B: All that tract or parcel of land on the east side of Bull Frog Road in the (1st) Election District of Carroll County, Maryland, containing 36 acres, 1 rood and 22 square perches of land, more or less, and BEING the same land described and conveyed in a deed from Robert A. Morgan and Rosalie Morgan, his wife, to Anthony Cerko dated September 18, 1973, and recorded in Liber 553, folio 675, one of the Land Records of Carroll County, Maryland.

2. There is still due and owing unto your Petitioner by the said real estate mortgage the principal sum of One Hundred Forty-Three Thousand Nine Hundred Thirty-Seven and 29/100 Dollars (\$143,937.29) with interest thereon of Nine Thousand Nine Hundred One and 67/100 Dollars (\$9,901.67) from March 1, 1979, to November 15, 1979, which will more fully appear by reference to the statement of mortgage claims heretofore filed, plus additional interest in the amount of Five Thousand One Hundred Forty-Two Dollars (\$5,142.00) from November 16, 1979, to March 31, 1980, making a total indebtedness due as of March 31, 1980, of One Hundred Fifty-Eight Thousand Nine Hundred Eighty and 96/100 Dollars (\$158,980.96).

3. That there is contained in said real estate mortgage a provision that if default is made by the said Anthony Cerko and Wilhelmina B. Cerko, his wife, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for The Thurmont Bank, a body corporate, or its Assignee, David S. Weinberg, to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale; and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained